
Report To:	Environment & Regeneration Committee	Date:	3 March 2022
Report By:	Interim Director, Environment & Regeneration	Report No:	ENV015/22/AG
Contact Officer:	Audrey Galloway	Contact No:	01475 712102
Subject:	Property Assets Management – Public Report		

1.0 PURPOSE

- 1.1 The purpose of this report is to advise Committee of the outcome of a public consultation recently carried out at Park Farm, Arran Avenue Port Glasgow, in order to obtain and consider the views of the community in relation to a request from the owner of the shop and post office, located directly to the front of the site in question, who wishes to extend his premises into land owned by the Council and currently classed as open space.

2.0 SUMMARY

2.1 Public Consultation – Land to the rear of Park Farm Post Office

The Council owns the land to the rear of the Park Farm Post Office, Arran Avenue, Port Glasgow (shown on the plan at **Appendix 1**) the site is undeveloped and classed as open space. The owner of the adjacent shop has requested that the Council sell him this land in order that he might extend his current shop premises.

The shop owner currently has two large portacabins, one to the front and one to the rear of his shop and should Committee be agreeable to selling the land then the owner would remove the portacabins as soon as the extension to his shop is completed. Prior to any decision, a public consultation required to be carried out and this report seeks to update Committee on that consultation.

There is a separate report on the agenda for this meeting in the private and exempt section that brings detail of the proposed sale before the Committee, dependent on the outcome of their consideration of the open space consultation in terms of this report.

3.0 RECOMMENDATION

It is recommended that the Committee:-

Notes the outcome of the open space consultation for land to the rear of Park Farm Post Office, Arran Avenue Port Glasgow, in relation to a proposed sale of this land and having regard to those representations, decides either:

- (a) To instruct the Interim Head of Property Services to withdraw from negotiations for the proposed sale; or
- (b) To further consider the terms of the proposed sale detailed in the separate report that is before the Committee for later consideration.

Stuart Jamieson
Interim Director, Environment & Regeneration

4.0 BACKGROUND

Park Farm Post Office – Open Space Consultation

- 4.1 Last year, agents acting for the owner of the Park Farm Post Office contacted council officers to ask if their client could acquire a small parcel of land to the rear of their shop in order to extend their premises. The land is shown outlined on the plan at **Appendix 1**.
- 4.2 The land in question is currently maintained by the Council's environmental service and they have confirmed that they would have no objections to relinquishing this land if authority to sell was granted, provided access to the remainder of the open space is retained.
- 4.3 As the site is classed as open space, it is necessary in terms of Section 27 (2A) of the Town and Country Planning (Scotland) Act 1959 for a public consultation to be carried out seeking the views of the local community on the proposed sale, and for the Committee to consider and have regard to those views in deciding whether or not to proceed further with this proposal. The Committee granted authority to officers to progress such a consultation at its meeting of 28th October 2021.
- 4.4 Officers have completed the necessary consultation which closed on 28th January 2022. This was advertised on the Council website and by notices posted at the site. Other than requests for some additional information by two residents, which information officers provided, there were no representations received.
- 4.5 As this site constitutes open space, public consultation on a proposed disposal is required in terms of Section 27 of the Town and Country Planning (Scotland) Act 1959. Further, the Committee must consider any objections received as a result of that consultation before reaching a decision on any disposal. The Committee granted authority to officers to progress such a consultation at its meeting of 28th October 2021.

5.0 IMPLICATIONS

5.1 Finance

Financial Implications:

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

5.2 Legal

As the proposals in the report involve a sale of use of land consisting of open space, it was necessary for a consultation in terms of Section 27 the Town and Country Planning (Scotland) Act 1959 to be undertaken, and for the Committee to have regard to the outcome of any such consultation prior to reaching a decision on whether or not to proceed.

5.3 Human Resources

N/A

5.4 Equalities

Equalities

(a) Has an Equality Impact Assessment been carried out?

	YES
X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

5.5 Repopulation

N/A

6.0 CONSULTATIONS

6.1 The Head of Legal & Democratic Services has been consulted on the contents of this report.
The Chief Financial Officer has been consulted on the contents of this report.
The Head of Regeneration & Planning has been consulted on this report.

7.0 BACKGROUND PAPERS

7.1 None



SCALE: 1:750		DRAWN BY:		DATE: 07/12/2021	
Originating Group:				Drawing No. Arran Avenue, PG Land at rear of PO	